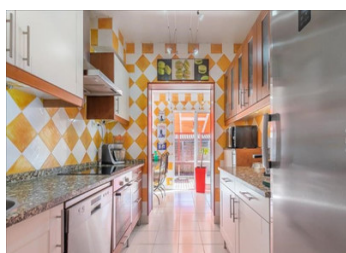
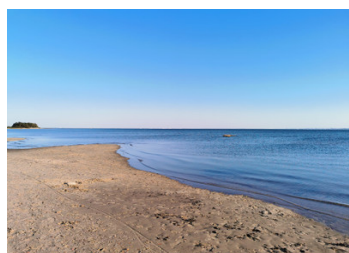
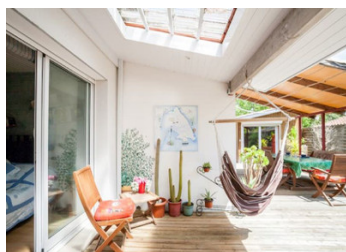


Superb 4 Bedroom property with a heated pool only 50M from the beach in Arès.



## INFORMATION

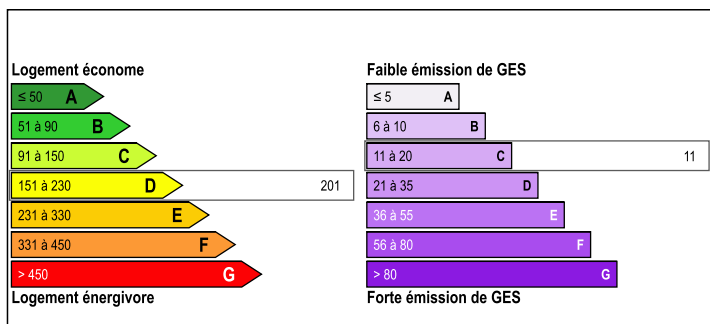
Town:	Arès
Department:	Gironde
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	753 m2



## IN BRIEF

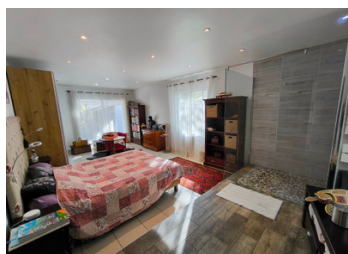
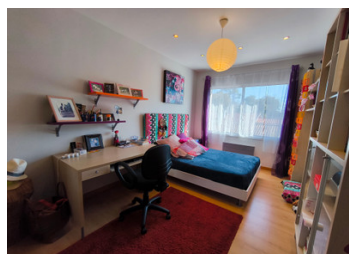
This property located in a residential area of Arès only 50 meters from the beach and the forest on the beautiful Arcachon Bay offers four bedrooms two of which are ensuites. A separate 25M² studio/office;  
A heated pool of 4X8 surrounded by a terrasse.  
A Garage, a greenhouse, a closed wood shed, two further garden sheds and a pool house.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This unique house in Arès, in the sought-after Saint Brice area, is an exceptional opportunity for those dreaming of living near the beaches of the stunning Arcachon Bay. Blending old architectural charm with relaxed spacious contemporary living.

### Property Features:

4 spacious bedrooms: including two suites with private bathrooms, providing an ideal mix of comfort and privacy.

12 m<sup>2</sup> kitchen which is fully equipped.

Living room with an office space and a separate dining area.

Heated saltwater pool (4 x 8 m): surrounded by a wooden terrasse and an outdoor shower area.

25 m<sup>2</sup> converted outbuilding: ideal for use as an additional bedroom or as an independent office, perfect for remote work.

31 m<sup>2</sup> workshop: a versatile space for creative or practical use, depending on your needs.

Exceptional location: just a few steps from the beach, allowing you to fully enjoy the natural setting and water activities of Arcachon Bay.

### Additional Features:

Electric gate for added comfort and security.

Video surveillance system.

Close to essential amenities and transportation options: 30 minutes to the train station and 45 minutes to Bordeaux-Mérignac Airport.

This property is a haven of peace, ideal for those who love nature and tranquility, while still being close to all amenities and leisure activities. A rare chance to own a charming property on Arcachon Bay! Contact us today to learn more and organise a viewing.

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES